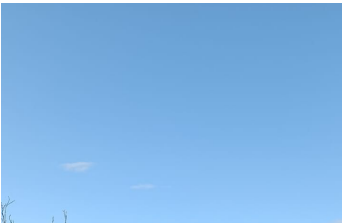


ALL IN

real estates



House in Estacion de Cartama

Bedrooms **2** Bathrooms **1** Built **39m2** Plot **1930m2**
R5309212 **House** **Estacion de Cartama** **245.000€**

Discover this charming country house located in the peaceful area of Estación, Cártama and Sexmo. With an attractive price of €245,000, this property stands out as an excellent investment for those looking to enjoy nature and the outdoors. The home features a cozy living room equipped with a fireplace that provides warmth during the colder months, and it is fitted with electricity, water, and WiFi access. You can also enjoy magical evenings under the stars thanks to its outdoor barbecue area with a table—ideal for family gatherings or time with friends. The house includes a double bedroom and a single bedroom, perfect for hosting guests or creating multifunctional spaces according to your needs. The full bathroom ensures daily comfort, while the spacious plot allows you to cultivate your own garden, surrounded by established fruit trees. Imagine harvesting fresh fruit directly from your land. The plot is 1,930 m², flat and very usable. Additionally, you have the option to install a swimming pool, offering the perfect place to relax on sunny days while enjoying impressive views of the surrounding mountains. This is undoubtedly a unique opportunity, especially considering the population growth driven by nearby construction projects, which could further increase the value of your investment. The listed price does not include taxes or fees. A 7% ITP (Property Transfer Tax) applies, as well as notary fees (approx. 0.3%–0.5%) and Land Registry fees (approx. 0.1%–0.3%) based on the sale price. The amounts provided are for informational purposes only and may vary depending on the specific case. Approximate costs for this property: - ITP:

€17,150 - Notary: between €735 (0.3%) and €1,225 (0.5%) - Land Registry: between €245 (0.1%) and €735 (0.3%) The purchase of this property does not involve real estate agency fees for the buyer. The home is sold partially furnished.